

# \$399,888 - 40, 248 Kinniburgh Boulevard, Chestermere

MLS® #A2218239

**\$399,888**

2 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.00 Acres

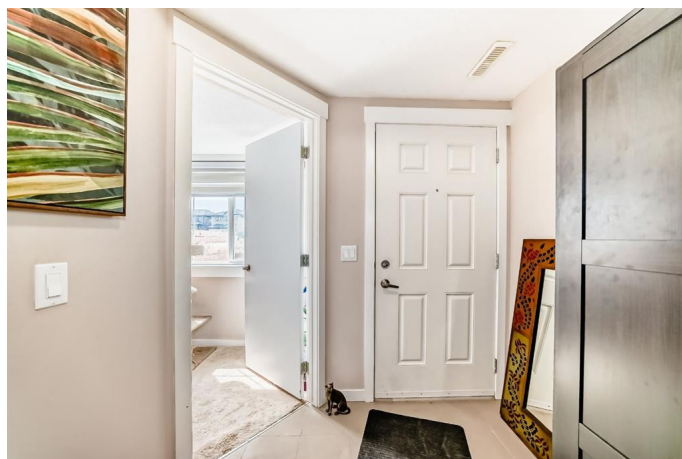
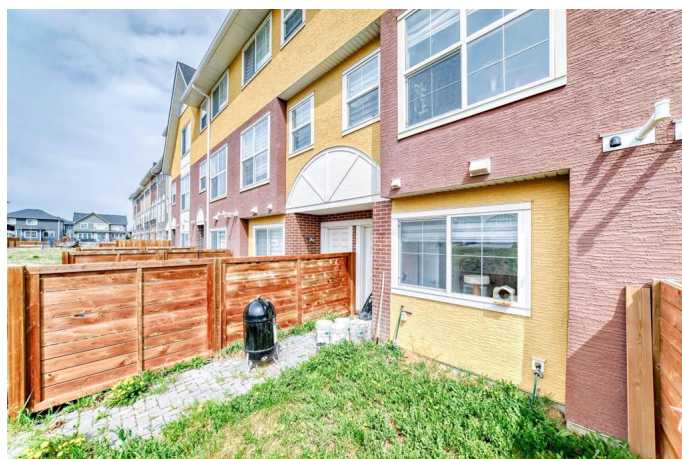
Kinniburgh, Chestermere, Alberta

Welcome home to this AMAZING townhouse in Kinniburgh. Great property for first time Buyer and/or Investor looking for a PERFECT investment in Lake Chestermere. LOW CONDO FEES! You can enter through the single attached garage side door and/or the main entrance that leads you to office/3rd bedroom with bright windows. The stairs will take you up to the main open concept 9 ft ceiling living area offers a kitchen with dark cabinets, stainless steel appliances and granite counter tops, living room, half bathroom and dining room that leads onto a private balcony. The upper offers 2 primary bedrooms with their own ensuite bathroom plus laundry upper. Great location in a family-oriented community of Kinniburgh. Minutes from the LAKE with year-round activities. Walking distance to schools, shops, parks, medical clinics and a few driving minutes to Retail Plaza, Chestermere City Library and Golf course. Don't miss out on this opportunity to own in Skylar Townhouses.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218239  |
| Price      | \$399,888 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,415         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 40, 248 Kinniburgh Boulevard |
| Subdivision | Kinniburgh                   |
| City        | Chestermere                  |
| County      | Chestermere                  |
| Province    | Alberta                      |
| Postal Code | T1X 0V7                      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Parking                       |
| Parking Spaces | 1                             |
| Parking        | Paved, Single Garage Attached |
| # of Garages   | 2                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Lot Description   | Level              |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 11            |
| Zoning         | R-1           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.